

December 27, 2022

Re: ABN2022-10000
Justification for Abandonment and Detailed Project Description

M&R United, Inc., which is the owner of the Mobile Gas station on West Kaley Street at the I-4 Kaley exit, seeks abandonment of approximately 0.22 acres of Tallokas Avenue that runs adjacent to its property. The relevant section of roadway specifically runs south of West Kaley Street, east of the I-4 Kaley exit ramp and west of the Mobile gas station. The relevant section of Tallokas Avenue is no longer connected to West Kaley Street after the expansion of the I-4 Kaley exit. Dirt, grass, and curbs separate it from any nearby roadways. The relevant section of Tallokas Avenue as seen from the I-4 exit ramp is partially visible in the below photograph beyond the palm trees:



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In the photograph below, the relevant section of Tallokas Avenue as seen from West Kaley Street, is visible beyond the sidewalk and grass:



The only paved access to this section of Tallokas Avenue is through the gas station parking lot. An aerial image of the site shows that the end of Tallokas Avenue opposite West Kaley Street transitions into dirt and an unpaved path.



The relevant section of Tallokas Avenue currently serves no public purpose for managing traffic flow and abandonment will have no impact on the existing usable street network. Both the Florida Department of Transportation, which owns the property on the I-4 side of the road and the property owner directly south of the Mobile gas station both agree to the abandonment.

The proposed abandonment is consistent with the City's Growth Management Plan. The Transportation Element of the City's Growth Management Plan provides the City's goals, objections, and policies for streets. Objective 1.1 provides that City planning "shall encourage the efficient use of its transportation infrastructure." Objective 1.33 provides for "Complete Streets" approach to transportation infrastructure, meaning rights of way that are designed and operated to enable safe access for all users under Policy 1.33.1. The Vision Statement of the Growth Management Plan establishes the agenda of maintaining and improving The City Beautiful by reducing urban sprawl and promoting "the efficient use of transportation resources." The proposed abandonment is consistent with the City's Land Development Code. The current state of the street, unfinished at the south end and unconnected to West Kaley Street at the north end, is not consistent with the Land Development Code and would not be approved in its current form.

Abandonment of Tallokas Avenue will vest ownership of portions of the road in the three surrounding properties owners – who will then have opportunity and incentive to improve both the appearance and use of the site. The abandonment will benefit and improve the City by eliminating an unused street. The abandonment will benefit the neighboring property owners by permitting them more productive use of their respective properties.

Regards,

A handwritten signature in blue ink, reading "Joseph Kovecses", enclosed in a thin black rectangular border.

Joseph A. Kovecses, Jr.